

PLANNING DIRECTORS HEARING

May 9, 2018
Action Minutes

WELCOME

1. CALL TO ORDER

Meeting called to order at 9:05 a.m.

2. DEFERRALS AND REMOVALS FROM CALENDAR

No Items

3. CONSENT CALENDAR

- a. [H17-030](#). Site Development Permit to allow the reconstruction of a duplex and the addition of a second story with each unit being 2,125-square feet with one attached two-car garage per unit on a 0.19-gross acre site located in the R-2 Two-Family Residence Zoning District at 489 South Cypress Avenue. Owners: Craig T. Yamashita and Nickie Dao. Council District: 1. CEQA: Exempt per CEQA Guidelines Section 15303(b) for New Construction or Conversion of Small Structures..

PROJECT MANAGER, RHONDA BUSS

Staff Recommendation: Consider the Exemption in accordance with CEQA. [Approve a Site Development Permit as described above.](#)

ACTION: APPROVED

- b. [H17-035](#). Site Development Permit to allow the remodel of an existing duplex to allow a 577-square foot addition and two new carport parking spaces on a 0.15-gross acre site, in the R-2 Two-Family Residence Zoning District, located at 1520 Willowbrae Avenue at the easterly terminus of Willowbrae Avenue (Vo Tam D, Owner). Council District 6. CEQA: Exempt per CEQA Guidelines Section 15303(b) for New Construction or Conversion of Small Structures.

PROJECT MANAGER, CASSANDRA VAN DER ZWEEP

Staff Recommendation: Consider the Exemption in accordance with CEQA. [Approve a Site Development Permit as described above.](#)

Access the video, agenda, and related reports for this meeting by visiting the City's website at:
<http://sanjoseca.gov/index.aspx?NID=1763>

ACTION: APPROVED

- c. [HA83-312-01](#). Site Development Permit Amendment to allow exterior modifications to an existing approximately 11,235-square foot commercial building (Building C) and an existing approximately 16,708-square foot commercial building (Building F) at the Westgate West shopping center on a 19.8-gross acre site, in the CG General Commercial Zoning District, located at the northeast corner of Lawrence Expressway and Prospect Road (5301 Prospect Road) (DS WESTGATE WEST LP, Owner). Council District 1. CEQA: Exempt per CEQA Guidelines Section 15301 Existing Facilities.

PROJECT MANAGER, TRACY TAM

Staff Recommendation: Consider the Exemption in accordance with CEQA. [Approve a Site Development Permit Amendment](#) as described above

ACTION: APPROVED

- d. The proposed projects are located at the southwest corner of West Trimble Road and Orchard Parkway (350 and 370 West Trimble Road) (LBA RVI-Company I LP, Owner). Council District 4. CEQA: Determination of Consistency with the North San José Development Policies Update Final Environmental Impact Report (Resolution No. 72768), Envision San José 2040 General Plan Final Environmental Impact Report (Resolution No. 76041), Envision San José 2040 General Plan Supplemental Environmental Impact Report (Resolution No. 77617) and Addenda thereto.

[PDA94-016-07](#). A Planned Development Permit Amendment to allow site improvements to an existing industrial site to reconfigure the existing parking lots, access roads, and outdoor lighting, the construction of arbor structures, and the removal of 65 trees including 35 ordinance-size trees on a 7.5-acre portion of an approximately 69.37-gross acre site in the IP(PD) Planned Development Zoning District (File No. PDC93-017).

[PD18-009](#). A Planned Development Permit to allow site improvements to existing industrial site including reconfiguring the access road, lighting, and the removal of 37 trees including 10 ordinance-size trees on an approximately 2-acre portion of an approximately 14-acre site in the IP(PD) Planned Development Zoning District (File No. PDC17-026).

PROJECT MANAGER, CASSANDRA VAN DER ZWEEP

Staff Recommendation: Consider the Determination of Consistency with the North San José Development Policies Update Final Environmental Impact Report (Resolution No. 72768), Envision San José 2040 General Plan Final Environmental Impact Report (Resolution No. 76041), Envision San José 2040 General Plan Supplemental Environmental Impact Report (Resolution No. 77617) and Addenda thereto in accordance with CEQA. [Approve a Planned Development Amendment Permit and Planned Development Permit](#) as described above.

ACTION: APPROVED

- e. [PDA01-026-01](#). Live Tree Removal permit for the removal of three (3) Palm Trees (Phoenix Canariensis) trees from the common area of a multi-family residential complex on a 2.77-gross acre site located in the A(PD) Planned Development Zoning District. Tree No. 1 is a Phoenix Canariensis tree with an approximately 75.5" in circumference. Tree No. 2 is a Phoenix Canariensis is a tree approximately 113" in circumference. Tree No. 3 is a Phoenix Canariensis approximately 113" in circumference. Additionally, Tree X is a Phoenix Canariensis tree and was permitted removal through the Department of Transportation. Tree No. 2 will be relocated to replace Tree No.1 and Tree No. 3 will be relocated and replace DOT Tree X. The subject site is located on the eastside of North First Street approximately 500-feet northerly of River Oaks Parkway at 39 Rio Robles East. Owners: The Oaks and North Park, LLC. Council District: 4. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities

PROJECT MANAGER, RHONDA BUSS

Staff Recommendation: Consider the Exemption in accordance with CEQA. [Approve a](#) Live Tree Removal Permit as described above

ACTION: APPROVED

- f. [PDA16-039-01](#). Planned Development Permit Amendment to add three feet of height to the project (still within the approved maximum height limit) to minimize the view of rooftop equipment; to minimize project glazing to meet energy compliance goals; to make minor storm water modifications; and to make minor hardscape modifications on a 5.25-gross acre site, in the A(PD) Planned Development Zoning District, located on the north side of Jackson Street, between North 6th Street and North 7th Street (City of San Jose, Owner). Council District: 3. CEQA: Determination of Consistency with the Japantown Corporation Yard Redevelopment Project Environmental Impact Report, adopted by Resolution No. 74384, and Addenda thereto. *Deferred from 4/25 and 5/2.*

PROJECT MANAGER, LEA SIMVOULAKIS

Staff Recommendation: Consider the Determination of Consistency with the Japantown Corporation Yard Redevelopment Project Environmental Impact Report, adopted by Resolution No. 74384, and Addenda thereto. [Approve a](#) Planned Development Permit Amendment as described above.

ACTION: APPROVED

The Consent Calendar is now closed.

4. PUBLIC HEARING

No Items

5. ADJOURNMENT

Meeting adjourned at 9:15 a.m.